

**TRANSFER
TAX
PAID**

Doc # 2004037396
Book 8223 Page 0024

**SPECIAL WARRANTY DEED
CORPORATE GRANTOR**

39-36
01104

KNOW ALL PERSONS BY THESE PRESENTS, THAT Citicorp Trust Bank f/k/a Commercial Credit Corporation, having its principal place of business at 1111 Northpoint Drive, Suite 100, Building 4, Coppell, Texas 75019, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Michael O. Carter of 31 Elm Street, Waterville, Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever with limited warranty covenants unto the said Michael O. Carter, his heirs and assigns forever, that certain lot or parcel of land, with any buildings thereon, located at 11 Moor Street, Waterville, in the County of Kennebec, and State of Maine, as more fully described as follows:

All that certain parcel of land in City of Waterville, Kennebec County, State of Maine as more fully described in Deed Book 2694, Page 146 ID# 1104 being known and designated as Lot 16 & 23, Plan of House Lots on the Plains, filed in Plat Book 1, Page 43.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

BEING the same premises conveyed to Citicorp Trust Bank f/k/a Commercial Credit Corporation, by Warranty Deed in Lieu of Foreclosure dated March 19, 2004 from Ronald F. Currie and Barbara J. Currie dated March 19, 2004 and recorded in the Kennebec County Registry of Deeds in Book 7948, Page 147.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said Michael O. Carter, his heirs and assigns forever.

IN WITNESS WHEREOF, Citicorp Trust Bank f/k/a Commercial Credit Corporation has caused this instrument to be signed in its corporate name by its designated signer for Citifinancial Mortgage.

② Cox Law Office

39-36

Signed, Sealed and Delivered
In the Presence of:

Celeste Robinson

Citicorp Trust Bank f/k/a Commercial Credit
Corporation

By: Janis Stercula

Its:

Janis Stercula
Vice President



STATE OF PA
Montgomery, ss.

_____, 2004

Then personally appeared the above-named Janis Stercula,
Vice President for Citicorp Trust Bank f/k/a Commercial Credit Corporation
as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her
said capacity, and the free act and deed of Citicorp Trust Bank f/k/a Commercial Credit
Corporation.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Maureen Burns, Notary Public
Lanedale Boro, Montgomery County
My Commission Expires July 15, 2006
Member, Pennsylvania Association Of Notaries

Before me,

Maureen Burns
Attorney at Law/Notary Public



Printed Name: _____

My Commission Expires: _____

Received Kennebec SS.
12/01/2004 8:26AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS